

Before the Board of Zoning Adjustment, D. C.

Application No. 11635, of Elmer S. Lapp, pursuant to Section 8207.11 of the Zoning Regulations for an area variance from the side yard requirements of the R-1-B Zone, as provided by Section 3305.7 of the regulations for permission to construct an addition to an existing dwelling at 4441 Douglas Street, N. E., Lot 38, Square 5115.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The applicant proposes to construct an addition composed of one bedroom and a small den area.
2. The subject property is situated on a lot 25 feet in width and abutted by improved lots.
3. The existing dwelling on the subject lot presently provided one 1 foot side yard, and one 4.67 foot side yard.
4. The R-1-B zone requires two 8 foot side yards.
5. The applicant's proposed addition would provide one 1 foot side yard, and one 4.67 foot side yard which would require a 7 foot variance and a 3.33 foot variance.
6. The proposed addition will not reduce presently existing side yard measurements.
7. The dwelling is used as a single family residence which houses missionary/pastors and family. The addition will accommodate frequent overnight visitors.
8. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the applicant has complied with Section 8207.11 of the Zoning Regulations, and that the granting of this application will not be detrimental to the public good or substantially impair

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the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

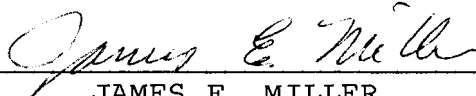
ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Mr. Harps not present)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

JUN 10 1974

JUN 1 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.